

**RESOLUTION NO. 08-02**

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF MARICOPA, ARIZONA, ACCEPTING PUBLIC IMPROVEMENTS AND MAINTENANCE RESPONSIBILITY FOR ALL STREETS WITHIN PARCEL 3 OF THE SORRENTO SUBDIVISION, INTO THE CITY STREET/ROAD MAINTENANCE SYSTEM. THE STREETS INCLUDE ALL LOCAL INTERNAL STREETS WITHIN PARCEL 3 OF THE SORRENTO SUBDIVISION.**

**WHEREAS**, the City has received a request from the owner/developer to accept public improvements and maintenance responsibility for the local internal streets within Parcel 3 of the Sorrento Subdivision, into the City street/road maintenance system. The streets include all local internal streets within Parcel 3 of the Sorrento Subdivision.

**WHEREAS**, it appears that the public improvements in question have been properly dedicated for public use; and

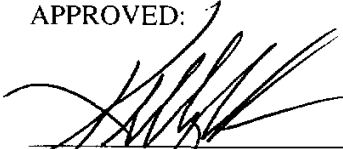
**WHEREAS**, the Maricopa Public Works Department has inspected the public improvements and has notified the Maricopa City Council that the public improvements have been installed to the satisfaction of the Maricopa Public Works Department; and

**WHEREAS**, it appears to the Maricopa City Council that the current owner has paid to the City the appropriate Subdivision Street Maintenance Fee, as established by Resolution 04-16, and any other applicable fees relating to the property;

**NOW, THEREFORE, BE IT RESOLVED** that the Maricopa City Council hereby accepts all local internal streets within Parcel 3 of the Sorrento Subdivision, as indicated on the maps attached as Exhibit "A" hereto, into the City road system for purposes of public use, ownership and future maintenance. The streets include all local internal streets within Parcel 3 of the Sorrento Subdivision.

**PASSED AND ADOPTED BY THE Mayor and Council of the City of Maricopa, Arizona, this 15<sup>th</sup> day of January, 2008.**

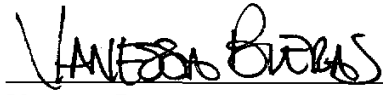
APPROVED:



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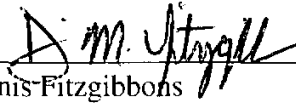
Kelly Anderson  
Mayor

ATTEST:



Vanessa Bueras, CMC  
City Clerk

APPROVED AS TO FORM:



Denis Fitzgibbons  
City Attorney

## **EXHIBIT A**

NOTES

- 1. OPEN SPACE AREAS WITHIN THE SUBDIVISION DEVELOPMENT SHALL BE MAINTAINED BY THE SORRENTO COMMUNITY MASTER ASSOCIATION.
2. ALL STREETS SHALL BE PUBLIC STREETS.
3. THIS SUBDIVISION IS WITHIN THE SERVICE AREA OF THE SANTA CRUZ WATER COMPANY...
4. A THREE INCH BRASS SURVEY MONUMENT WILL BE SET IN CONCRETE AT ALL CORNERS...

FINAL PLAT FOR SORRENTO "PARCEL 3"

A REPLAT OF PARCEL 3, TRACTS E, F & G, SORRENTO BOULEVARD OF THE MASTER PLAT OF "SORRENTO PHASE 1" RECORDED IN CABINET F SLIDE 018, P.C., BEING IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 4 EAST, GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

STATE OF ARIZONA COUNTY OF PINAL JSS. I hereby certify that the above instrument is the duly authorized act of the County Board...

OWNER AGREEMENT

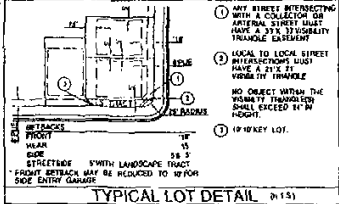
IT IS AGREED THAT PRIOR TO THE SALE OF ANY LOT OR THE ISSUANCE OF ANY BUILDING PERMITS... OWNER: D.P. HORTON INC. DATE: 8/1/08

ACKNOWLEDGEMENT FOR OWNER AGREEMENT

ON THIS 1st DAY of August 2008, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARING... NOTARY PUBLIC: Michael J. Jones DATE: 8/1/08

ACKNOWLEDGEMENT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY of August 2008... NOTARY PUBLIC: Michael J. Jones DATE: 8/1/08



DEDICATION

STATE OF ARIZONA COUNTY OF PINAL JSS. KNOW ALL MEN BY THESE PRESENTS THAT D.P. HORTON INC., DELAWARE CORPORATION AND SORRENTO COMMUNITY MASTER ASSOCIATION...

ASSURANCES: ASSURANCES IN THE FORM OF A REAP... HAVE BEEN SUBMITTED TO GUARANTEE INSTALLATION OF ALL REQUIRED MAJOR INFRASTRUCTURE FOR THIS PROJECT.

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LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED... ACTUALLY EXIST AND THEIR LOCATION, SIZE AND UTILITY ARE ACCURATELY SHOWN HEREON...

LAND USE

GROSS ACREAGE TO BOUNDARY LINE: 313.10 AC. NET ACREAGE: 291.94 AC. TOTAL LOTS: 122 LOTS. AVERAGE AREA PER LOT: 2.41 AC.

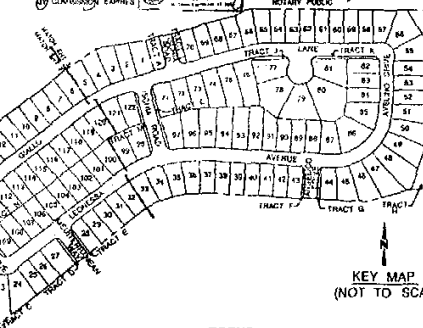
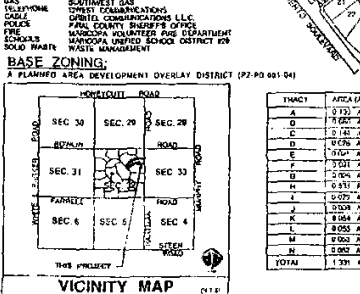
BASIS OF PLACING

THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 4 EAST, GILA AND SALT RIVER MERIDIAN BEARS A BEARING OF SOUTH 02°32' EAST.

OWNER: D.P. HORTON INC., DELAWARE CORPORATION... ENGINEER: COE & VAN LOO CONSULTANTS INC. UTILITY SERVICES: FLD VERDE UTILITIES COMPANY LLC, SANTA CRUZ WATER COMPANY LLC, SOUTHWEST GAS, SMART COMMUNICATIONS LLC, PALM COUNTY SHIPPERS COOP, MARIANA POWER AND DISTRIBUTION, MARIANA UNIFIED SCHOOL DISTRICT FOR SMOG BRATE WITH MANAGEMENT.

BASE ZONING

A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT (P2-PD 001-04)

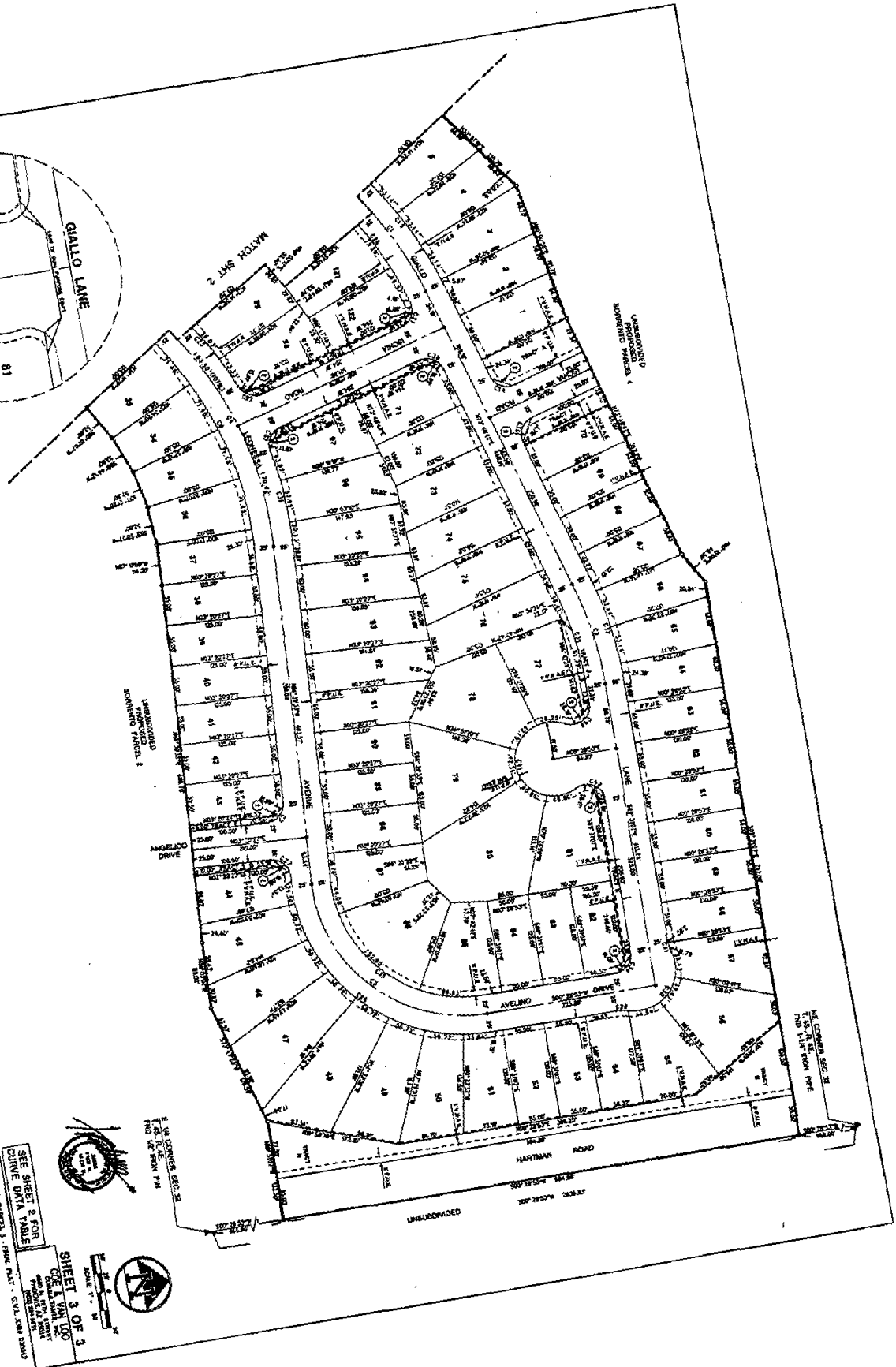
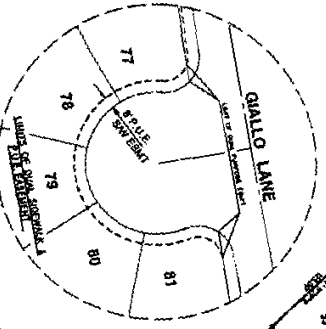


LEGEND: INDICATES BOUNDARY LINE, INDICATES EASEMENT LINE, INDICATES WATER LINE, INDICATES ADJACENT LOT, INDICATES GROUND COVER - FOUNT BRUSH CAP, INDICATES HATCH LINE, INDICATES CURB, INDICATES CENTER LINE, INDICATES CENTER LINE INFORMATION, INDICATES CHUTE, INDICATES CHUTE NUMBER, INDICATES PUBLIC UTILITY EASEMENT, INDICATES OWNER OF LINE SUBDIVISION, INDICATES POINT OF INTERSECTION, INDICATES ROAD EASMENT, INDICATES SIDEWALK EASEMENT, INDICATES SIDEWALK EASEMENT.

BY: FRED W. REWIN III, REGISTERED SURVEYOR. DATE: 8/1/08.

APPROVED BY THE COUNCIL OF THE CITY OF MARIANA, ARIZONA. DATE: 8/1/08. SHEET 1 OF 3. GROSS AREA - 313.10 AC. COE & VAN LOO CONSULTANTS, INC. PROJECT #2007-281-001 SORRENTO PARCEL 3 - FINAL PLAT - C.V.L. JOB# 030042

DATE: APR 14, 1988  
 SHEET NO. 3 OF 3  
 PROJECT NO. 88-001



SEE SHEET 2 FOR  
 CURVE DATA TABLE

**SHEET 3 OF 3**  
 DATE: APR 14, 1988  
 PROJECT NO. 88-001



1. UNIMPROVED OPEN SPACE  
 2. NEW ASPHALT DRIVE  
 3. NEW CONCRETE DRIVE

UNIMPROVED OPEN SPACE  
 UNIMPROVED OPEN SPACE WITH VEHICLE

UNIMPROVED OPEN SPACE

HARTMAN ROAD

UNIMPROVED OPEN SPACE

ANGELICO DRIVE

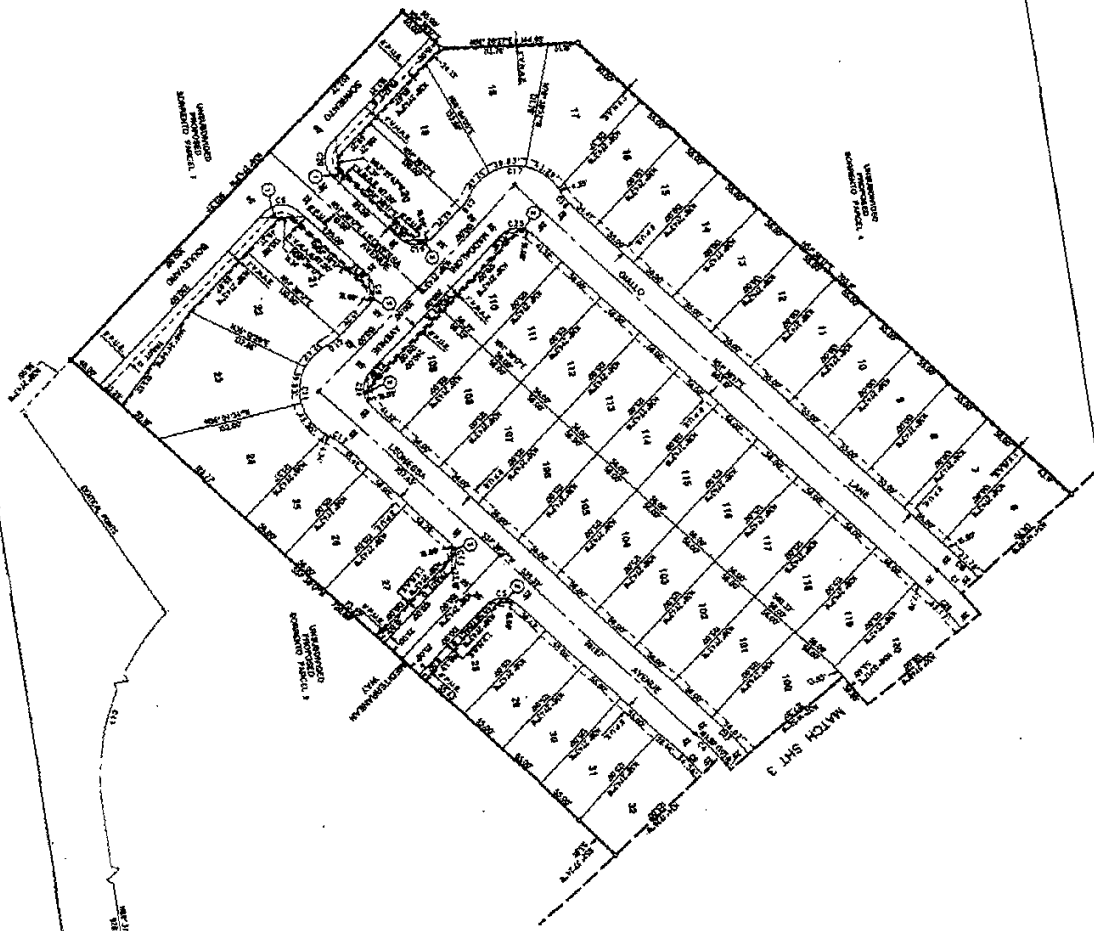
UNIMPROVED OPEN SPACE WITH VEHICLE

UNIMPROVED OPEN SPACE WITH VEHICLE

MANOIA SMT 2



GIALLO LANE

DATE: May 16, 1966  
 TIME: 10:00 AM  
 P.L.O.:



TABLE

LOT NO.	AREA (SQ. FT.)	AREA (SQ. M.)	PERCENTAGE
1	1000	92.9	1.0
2	1000	92.9	1.0
3	1000	92.9	1.0
4	1000	92.9	1.0
5	1000	92.9	1.0
6	1000	92.9	1.0
7	1000	92.9	1.0
8	1000	92.9	1.0
9	1000	92.9	1.0
10	1000	92.9	1.0
11	1000	92.9	1.0
12	1000	92.9	1.0
13	1000	92.9	1.0
14	1000	92.9	1.0
15	1000	92.9	1.0
16	1000	92.9	1.0
17	1000	92.9	1.0
18	1000	92.9	1.0
19	1000	92.9	1.0
20	1000	92.9	1.0
21	1000	92.9	1.0
22	1000	92.9	1.0
23	1000	92.9	1.0
24	1000	92.9	1.0
25	1000	92.9	1.0
26	1000	92.9	1.0
27	1000	92.9	1.0
28	1000	92.9	1.0
29	1000	92.9	1.0
30	1000	92.9	1.0
31	1000	92.9	1.0
32	1000	92.9	1.0
33	1000	92.9	1.0
34	1000	92.9	1.0
35	1000	92.9	1.0
36	1000	92.9	1.0
37	1000	92.9	1.0
38	1000	92.9	1.0
39	1000	92.9	1.0
40	1000	92.9	1.0
41	1000	92.9	1.0
42	1000	92.9	1.0
43	1000	92.9	1.0
44	1000	92.9	1.0
45	1000	92.9	1.0
46	1000	92.9	1.0
47	1000	92.9	1.0
48	1000	92.9	1.0
49	1000	92.9	1.0
50	1000	92.9	1.0
51	1000	92.9	1.0
52	1000	92.9	1.0
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64	1000	92.9	1.0
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66	1000	92.9	1.0
67	1000	92.9	1.0
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70	1000	92.9	1.0
71	1000	92.9	1.0
72	1000	92.9	1.0
73	1000	92.9	1.0
74	1000	92.9	1.0
75	1000	92.9	1.0
76	1000	92.9	1.0
77	1000	92.9	1.0
78	1000	92.9	1.0
79	1000	92.9	1.0
80	1000	92.9	1.0
81	1000	92.9	1.0
82	1000	92.9	1.0
83	1000	92.9	1.0
84	1000	92.9	1.0
85	1000	92.9	1.0
86	1000	92.9	1.0
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89	1000	92.9	1.0
90	1000	92.9	1.0
91	1000	92.9	1.0
92	1000	92.9	1.0
93	1000	92.9	1.0
94	1000	92.9	1.0
95	1000	92.9	1.0
96	1000	92.9	1.0
97	1000	92.9	1.0
98	1000	92.9	1.0
99	1000	92.9	1.0
100	1000	92.9	1.0



  
 SHEET 2 OF 3  
 CIVIL ENGINEER  
 REGISTERED PROFESSIONAL ENGINEER  
 STATE OF CALIFORNIA  
 NO. 10000  
 DATE: MAY 16, 1966  
 PROJECT: [illegible]  
 SHEET 2 OF 3

E. L. M. CORP. SECTION 32  
 ROAD FROM SAN  
 ROAD FROM SAN

SUBMITTED FOR REVIEW  
 CIVIL ENGINEER

To: Maricopa City Council  
From: Roger Kolman, Interim City Manager  
Dated: December 18, 2007  
RE: Street Acceptance – Sorrento Parcel 3  
cc: Maricopa City Staff

**REQUEST**

The infrastructure roads within Sorrento Parcel 3 have been completed and the developer is requesting the Maricopa City Council accept the improvements for maintenance. The roads include all local internal streets within Sorrento Parcel 3.

**RECOMMENDATION/ADMINISTRATIVE ACTION**

**Recommendations**

Staff recommends that the streets in the above mentioned development be accepted into the City's street system and the bonds being held to assure completion, be released.

**Administrative Action**

The following administrative action will be taken. The applicant will be notified by copy of the Council resolution that the streets have been accepted by the Council.

**APPLICANT/OWNER/REPRESENTATIVE**

Dr Horton, Inc. – Dietz Crane  
Don T. Kieffer, Vice President of Land  
8125 North 23 rd Ave Suite 100  
Phoenix, Az 85021  
602-973-8632

## **BACKGROUND**

The request to consider acceptance of the streets came from the applicant. City staff performed a field inspection to assure the improvements had been done correctly and in accordance with the design. A punch list was developed and provided to the owner and those items have been corrected.

A maintenance fee has been paid. The bond is being held by the City of Maricopa and will be released once the City Council has taken action.

## **ANALYSIS/STIPULATIONS**

The developer has contributed the \$1/square yard fee adopted by the Council in lieu of a one year maintenance fee.

The completed infrastructure and subsequent inspection by the City, along with the paid maintenance fee, completes the developer's responsibility to the public. The new roadway mileage will be added to the City's total road miles and will have a positive effect on future HURF distributions.